

ZB# 93-54

Sun Oil Company, Inc.

71-3-2

Pellum.

Nov. 22, 1993.

Need new:

Notice of Denial

- ① Deed
- ② Title report
- ③ Photos - ~~great~~ ^{good}
- ④ Fees: ① 150.00 ^{paid}
② 482.00 ^{paid}

Notice to Sentinel - 2/1/94 ^{paid}

~~If papers are not in the~~
~~on time - sent p.h. Public~~
~~for Feb. 14, 1994 hearing.~~

Area Variance

Granted

#93-54-SunLil Company - front yard (Canopy)

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

February 1, 1994 13850

Received of The Environmental Design Partnership \$ 150⁰⁰/₁₀₀

One hundred fifty and 00/100 DOLLARS

For Variance Application (#93-54 Z.B.A.) 362 Windsor Hwy

DISTRIBUTION:

FUND	CODE	AMOUNT
CRK #18046		\$150 ⁰⁰ / ₁₀₀

By Dorothy M. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

CD # 90-139
Decker, J. H.
52-1-21

W. 100 NEWARK, N. J. NY 14564

Tom, Clark

Title



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: _____ FILE # _____

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 150.00

* * * * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 292.00

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE \$ _____
2ND PRELIM. MEETING - PER PAGE \$ _____
3RD PRELIM. MEETING - PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____
TOTAL \$ _____

ATTORNEY'S FEES:

PRELIM. MEETING-	_____	HRS.	\$	_____
2ND PRELIM.	_____	HRS.	\$	_____
3RD PRELIM.	_____	HRS.	\$	_____
PUBLIC HEARING	_____	HRS.	\$	_____
PUBLIC HEARING	_____	HRS.	(CONT'D)	\$	_____
FORMAL DECISION	_____	HRS.	\$	_____
TOTAL HRS.		_____	@ \$ _____	PER HR.	\$ _____
				TOTAL \$ _____

MISC. CHARGES:

_____ TOTAL \$ _____

LESS ESCROW DEPOSIT . . . \$ _____
(ADDL. CHARGES DUE) . . . \$ _____
REFUND TO APPLICANT DUE . \$ _____

ck #18047
paid
ck #18046
paid
482.00

-----X

In the Matter of the Application of

SUN COMPANY, INC.

DECISION GRANTING
AREA VARIANCES

#93-54

-----X

WHEREAS, SUN COMPANY, INC., 45 River Road, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 55 ft. 6 in. front yard variance and a 15 ft. 6 in. height variance for a canopy located at its gas station on Route 32 in a C zone; and

WHEREAS, a public hearing was held on the 14th day of February, 1994 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by its employee/agent Mr. Eric Holt who spoke in support of the application; and

WHEREAS, there were no spectators appearing who spoke at the public hearing; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the provisions of the bulk regulations pertaining to front yard and height in order to retain existing canopy at the above site.

3. The evidence presented by the applicant substantiated the fact that a variance for less than the allowable front yard and height would be required in order for applicant to obtain a certificate of occupancy for the existing canopy located on a commercial parcel in a C zone.

4. The evidence presented by the applicant indicated that the canopy on this commercial property was constructed after the commercial structure was constructed and pursuant to a building permit. The records indicate that there was no certificate of occupancy issued for the canopy. After construction of the canopy, the State of New York took a portion of the commercial premises upon which the canopy is located thereby creating a nonconforming situation. At the time the building permit was issued it appears that this canopy conformed to the requirements of the Zoning Local Law and that the nonconformity was only created long after the canopy was completed because of the actions of the State of New York in taking part of the roadway.

5. The applicant now submits the instant application for front yard and height variances in order to try to obtain a certificate of occupancy for the existing canopy.

6. The evidence presented by the applicant indicated that after the canopy was completed, pursuant to a building permit, part of the property was taken by the State of New York making the canopy closer to the roadway than was planned at the time of its building and closer than the front yard or height requirements of the Town of New Windsor Zoning Local Law allowed.

7. It would be uneconomic for the applicant to locate the canopy elsewhere since the canopy must be over the gas pumps and contains the fire fighting equipment necessary. The pumps and canopy cannot be feasibly located on any other portion of the property since they are existing.

8. The evidence presented by the applicant further indicated that this canopy has been in existence for a number of years and that it is visually consistent with the rest of the neighborhood which is commercial in nature.

9. The evidence presented by the applicant, and the Board's familiarity with the area, indicated that the area is generally one of commercial development; that a number of gas stations are located nearby and that a canopy covering the gas pumps is to be found on each of these other stations.

10. It is the finding of this Board that the neighborhood in which the subject property is located is commercially developed.

11. It is the finding of this Board that the requested variance, if granted, will not blight the proper and orderly development and general welfare of the community since many of the commercial structures located in the immediate area also have canopies.

12. Given these factors, it is the finding of this Board that the applicant's existing canopy has not had, and will not have, an adverse effect on property values in the neighborhood.

13. The evidence presented by the applicant further substantiated the fact that the requested variances, if granted, would not have a negative impact on the physical or environmental conditions in the neighborhood since the canopy is an existing structure, enhances the applicant's structure, and does not detract from the neighborhood. The commercial building and canopy have existed on this lot for a number of years without generating any adverse comment at the public hearing.

14. It is the finding of this Board that the proposed variance will not adversely impact the public health, safety and welfare.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variances will not produce an undesirable

change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The requested variances are substantial in relation to the bulk regulations for the area, however, it is the conclusion of this Board that the granting of the requested substantial area variances are warranted here because the structure was conforming when it was built and only became nonconforming through the actions of another, namely the State of New York. The applicants improvements on this parcel are typical in this neighborhood. Consequently, although the variances granted herein are substantial, the structure and canopy are typical in this neighborhood and in the C zone.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is not self-created since the canopy conformed to the bulk requirements and was not made nonconforming until the actions of the State of New York.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variances are the minimum variances necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 55 ft. 6 in. front yard variance and a 15 ft. 6 in. height variance for an existing canopy located at the gas station on Route 32 in a C zone, as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 28, 1994.

Lawrence T. Tuley
Vice Chairman

(ZBA DISK#12-031594.SUN)

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

93-54

Date: 2/1/94.

I. Applicant Information:

- (a) Sun Company, Inc.
(Name, address and phone of Applicant) (Owner)
- (b) 1801 Ten Penn Center, Philadelphia, PA
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) Eric L. Holt, P.E., Environmental Design Partnership, 900 Route 146, Clifton
(Name, address and phone of contractor/engineer/architect) Park, NY
(518) 371-7940 12065

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance Canopy setback & Height ☐ Interpretation

III. Property Information:

- (a) C 362 Windsor Highway 71-3-2 0.25A
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? Commercial/Residential
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 5/5/66
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? Yes
If so, when? 1966
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No
- _____

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. E, I.

	Requirements		Proposed or Available	Variance Request
	Min. Lot Area			
	Min. Lot Width			
	Reqd. Front Yd.	60 feet	4 feet 6 inches	55 feet 6 inches
	Reqd. Side Yd.			
	Reqd. Rear Yd.			
	Reqd. Street Frontage*	17'	18'	15.6'
NOTE -	Max. Bldg. Hgt.	25 feet	17 feet	2 feet
	Canopy			
	Min. Floor Area*			
	Dev. Coverage*	%	%	%
	Floor Area Ratio**			
	Parking Area			

* Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

See Attached Description.

Item V (b)

- (1) Canopy was requested on original building permit (reference drawing dated 10/27/83) to provide beneficial shelter and safety to self service vehicle operators from inclement weather while fueling vehicles. Positioning of canopy was the only location available due to location of existing building, underground storage tanks, and small lot size.

Gasoline stations realize added revenue due to safety and convenience of canopies. Removal of canopy would result in loss of business to station and increased safety risks to vehicle operators. Character of neighborhood will remain unchanged.

- (2) No other beneficial location for canopy was available that could have been located beyond 60 foot set back distance.

Canopy is of standard design which includes clearance height of ± 14.0 feet and ± 17.0 feet total height.

- (3) Remaining commercial uses within vicinity of the site include retail stores, shopping mall and other gasoline stations. Residential zone is located behind commercial properties.

Canopy has been in place for approximately 10 years with no adverse effects or comments from neighbors. Due to open construction of canopy, view is not blocked to vehicle traffic near intersection or to adjacent properties.

We do not believe difficulty was self created since plan submitted for Town approval in 1984 clearly showed canopy location which was constructed in accordance with the approved building permit.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,
Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

Note: All Sun Oil Company signs will be removed at the time of closing by Sun Company. No signage will remain on poles, canopy or building.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation.

(a) Interpretation requested of New Windsor Zoning Local Law,
Section _____, Table of _____ Regs.,
Col. _____.

(b) Describe in detail the proposal before the Board:

Sun Oil Company obtained a building permit in March 1984 to install new underground storage tanks, install a dispenser island and canopy. The canopy was located on the plan submitted for the permit with a 4.3 foot set back from the property line. As-built drawings indicated a 4.5 feet set back. Town building inspector did not inspect for C of O in 1984. Sun Company would like variance granted for canopy in present location.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
☐ Copy of tax map showing adjacent properties.

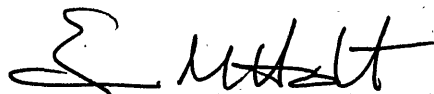
- Copy of contract of sale, lease or franchise agreement.
- X Copy of deed and title policy. (Title not included as per Telephone
- X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question. (Conversation with Pat).
- Copy(ies) of sign(s) with dimensions and location.
- X Two (2) checks, one in the amount of \$ 150.00 and the second check in the amount of \$ 482.00, each payable to the TOWN OF NEW WINDSOR.
- X Photographs of existing premises from several angles.

X. Affidavit.

Date: 1/31/94

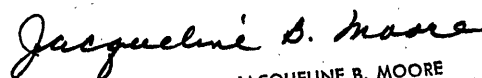
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.


(Applicant)

Sworn to before me this

31st day of January, 1994.



XI. ZBA Action:

JACQUELINE B. MOORE
Notary Public State of New York
Residing in Saratoga County
My Commission expires 7/31/94

- (a) Public Hearing date: _____.
- (b) Variance: Granted (☐) Denied (☐)
- (c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

SUN OIL COMPANY

MR. NUGENT: Request for 55 ft. 6 in. front yard variance and 15 ft. 6 in. height variance for canopy located at gas station on Route 32 in a C zone.

Mr. Eric Holt of Environmental Design Partnership appeared before the board for this proposal.

MR. HOLT: I submitted along with the regular application photographs or was to have submitted photographs, they were submitted by Frank Daly directly to Pat and they are in the folder.

MR. NUGENT: I think we're all familiar with the site.

MR. HOLT: Basically, what I have done on the application I have one extra copy of the description on what we propose to do here. As you recall, let me just give you that short description right there, Sun Oil had obtained a building permit back in 1984 for construction of the canopy and in its present location and replacement of fiberglass underground storage tanks both undertaken by Ira Conklin of the Town of Newburgh. Since that time, DOT has taken, issued the taking of a portion of the property which did not really effect the original property line, although in the original survey, that was submitted along with the building application, the canopy edge setback was four feet three inches. We had Vince Doce do the survey back in late last year, the actual location of the canopy is four feet, six inches so it's still within what were the original guidelines or within the original plan that was submitted for approval back in '84. In this particular location, with this lot, when Sun originally put the canopy up, there was no spot on the lot that they could have put a canopy and still be outside the 60 foot section of the property. Sun had gone through the whole process but had not gotten issuance of the C.O. which the fire inspector and Mike Babcock picked up and they were going through, I believe some routine fire inspections back in June or July of last year. So what we're trying to do at this point is keep the canopy where it. Now, Sun is in the negotiation for total sale of the property so Steve Luongo I believe

his name is, we originally were going to put in for both the canopy setback and signage but when the property sells, all the signage is coming down and Mr. Luongo has agreed to go ahead and if he needs a variance for any of his signs, he will go ahead and do it on his own. On the building canopy height, I had been trying to get ahold of Mike Babcock before I issued the description on this, I'm not sure whether the height is a problem on this. It's a standard canopy that Sun puts up which is 14 foot initial clearance with three foot valance so there's 7 foot total height. I'm not sure whether it really applies or not. So at this point, the canopy is the only item that is going to remain on the lot that we need a variance for. It was originally put there for the convenience and safety of the individuals fueling their vehicles, there's also a dispenser, clerk's cubicle there so that the people don't have to run back and forth. In terms of any detriment if the canopy were to come down, fuel stations, Mobil, Sun, Arco, Exxon, whatever figure that there's a 20 percent benefit to the site owner or operator as opposed to not having a canopy there so it is a benefit from the tax standpoint in addition to the safety of the individuals that are there. And I'm open for any questions on this.

MR. NUGENT: I think the reason for it, it is in the C zone, right?

MR. KRIEGER: Yes.

MR. NUGENT: I think the reason for the height variance is the closeness to the property line because you're allowed four inches per foot of distance to the nearest lot line.

MR. TORLEY: The relative height to the property. This canopy was put there in '83 and you had a building permit at that time or the preceding owners did.

MR. HOLT: Yes, Sunoco has been the owner of record since 1966.

MR. TORLEY: But at the time it was put up, they didn't complete the inspections.

MR. NUGENT: We take it at the maximum, which is six inches per foot, you're still not far enough away. He's only allowed something two foot high.

MR. TORLEY: How tall is the structure?

MR. HOLT: 17 Feet.

MR. NUGENT: That is why they cited you on that. That is the only reason I can find under the circumstances. We'll address it and take care of it. Again, there's nobody in the audience. I'll open to the public. Seeing that there's no audience, I'll close the public hearing and open it back up to the board for any further questions or motion.

MR. TORLEY: This has been in existence since '84 and the applicant is merely trying to regulate something.

MR. KRIEGER: Canopy has been in existence since '84?

MR. HOLT: Yes.

MR. TORLEY: I would rather not have had the canopy so close to the road myself but if it has been there and has not caused problems and we have had no reports of accidents.

MR. LANGANKE: I agree.

MR. HOLT: If you want to review the original drawing submitted with the building permit setback distance from the property line is 4.3 and this is the--

MR. TORLEY: This canopy houses the Haylon nozzels?

MR. HOLT: Yes, that was just recently installed. It's been completely brought up to current standards.

MR. TORLEY: And you feel there's no place on the property where you can move the canopy to meet the zoning requirements?

MR. HOLT: None. The configuration of the lot is such

that there's the existing canopy right now existing building, this is 24 feet wide so if we just add that we're at 28 feet right here with the existing building on this parcel, there's no place they can place the canopy and not require a variance.

MR. TORLEY: To move it to any other position would be prohibitively expensive?

MR. HOLT: Yes, it would. It runs, by the time you move the islands and repipe and everything else like that, it typically runs around \$100,000 to move the canopy.

MR. NUGENT: I believe those pumps have been there a lot longer than '83.

MR. HOLT: Pumps have been there probably since '66.

MR. KRIEGER: And you have had during the time it's been there, you have had no complaints from anyone with respect to inability to see or interference with traffic?

MR. HOLT: None that I am aware of, no. I was hoping that I'd have the photographs to review with you but the canopy itself is open just with two posts that support entire canopy and there's no other obstructions either to block the building from the street or the adjacent intersection.

MR. HOGAN: I think we're all very familiar with the property.

MR. NUGENT: Plus you lost part of your property.

MR. HOLT: With the taking, right.

MR. LANGANKE: I have no more questions.

MR. HOGAN: None for me.

MR. NUGENT: I'll accept a motion.

MR. TORLEY: Do you have everything you need?

MR. KRIEGER: Yes.

MR. TORLEY: I move we grant the requested variance.

MR. KANE: Second it.

ROLL CALL

MR. TORLEY	AYE
MR. LANGANKE	AYE
MR. HOGAN	AYE
MR. NUGENT	AYE
MR. KANE	AYE

MR. TORLEY: The purchaser will be in for sign variances?

MR. HOLT: I don't work for the purchaser but--

MR. NUGENT: They are in the process of changing the sign variances.

MR. KRIEGER: Process has been in process for a long time.

MR. NUGENT: They are real close.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Variance of

Sun Company, Inc.

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On 2/1/94, I compared the 37 addressed
envelopes containing the attached Notice of Public Hearing with
the certified list provided by the Assessor regarding the above
application for variance and I find that the addressees are
identical to the list received. I then mailed the envelopes in a
U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
1st day of February, 1994.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 54

Request of SUN COMPANY, INC.

for a VARIANCE of
the regulations of the Zoning Local Law to
permit existing canopy with insufficient front yard
set back; and more than the allowable height for canopy;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs.-Col. F & I

for property situated as follows:

362 Windsor Highway - corner of Route 32 and

Old Forge Hill Road, New Windsor, N. Y. known as

tax map Section 71-Block 3-Lot 2.

SAID HEARING will take place on the 14th day of
February, 1994, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JAMES NUGENT
Chairman

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF CERTIFICATE OF OCCUPANCY APPLICATION

DATE: OCTOBER 27, 1993 REVISED FEBRUARY 7, 1994

APPLICANT: SUN OIL COMPANY
45 RIVER ROAD
NEW WINDSOR, N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR AFFIDAVIT DATE:

FOR (CERTIFICATE OF OCCUPANCY):

LOCATED AT: NEW WINDSOR, CORNER OF ROUTE 32 AND GORGE HILL ROAD

ZONE:

DESCRIPTION OF EXISTING SITE: SEC: 71, BLOCK 3, LOT 2

UNDER BUILDING PERMIT 2402 THAT WAS ISSUED ON MARCH 1, 1984 FOR
REPLACEMENT OF UNDER GROUND TANKS AND BUILD CANOPY OVER FUEL
PUMPS.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. REQUIRED FRONT YARD SET BACK FOR A CANOPY IS 60FT. THEY ARE
PROVIDING 4FT. 6IN. THEY WILL REQUIRE A VARIANCE OF 55FT
6IN.
2. CANOPY HEIGHT ALLOWED IS 4IN. PER FT. TO THE NEAREST LOT
LINE WHICH IS 1FT. 6IN..
3. PROPOSED CANOPY HEIGHT IS 17FT.

VARIANCE REQUESTED IS 15FT. 6IN.



BUILDING INSPECTOR

This Indenture,

Made the
hundred and sixty-six

day of May

, nineteen

Between NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO,
husband and wife, both residing at (no number) Route 32, Vails Gate,
Town of New Windsor, County of Orange and State of New York,

parties of the first part, and

SUN OIL COMPANY, a New Jersey Corporation having its principal office at No. 1608 Walnut Street, Philadelphia, Pennsylvania,

party of the second part:

Witnesseth, that the parties of the first part, in consideration of TEN and 00/100
----- (\$10.00) ----- Dollars,
lawful money of the United States, and other good and valuable considerations,
paid by the party of the second part,
do hereby grant and release unto the party of the second part,
its successors and assigns forever,

All that certain lot or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point in the westerly line of Windsor Highway (Route 32) also known as Snake Hill Road, the said point being marked by a State Highway monument placed at a distance of 47.0 feet at right angles to survey base line station 22+95.0+ as shown and laid down on the maps of N.Y. State Highway #9033 filed in the office of the District Engineer of the State Department of Public Works at Poughkeepsie, N.Y., the said monument being at the point of tangency of a circular curve with radius of 25 feet rounding a corner of the triangular parcel hereby described which lies between North Road and the said Windsor Highway and runs thence from said point of beginning along the westerly line of Windsor Highway, as in possession, and as indicated by the said maps and survey records filed in the said State Engineer's office, an established bearing N 36° 04' 40" E 136.94 feet to a point at the southeasterly corner of the lands now or formerly of one Locognino, thence along said line N 76° 07' 30" W 149.10 feet to a point in range with the middle of a stone fence in the easterly line of North Road, thence along said line as in possession S 80° 15' 06" E 142.55 feet to a point marked by a State Highway monument set in the ground at the beginning of said curve rounding the road approach to Windsor Highway, thence along the arc of said curve with radius of 25 feet an arc distance of 53.75 feet more or less to the point or place of beginning.

Containing a superficial area of 12,845 square feet be the same more or less.

Subject to the zoning ordinances recently adopted by the Town of New Windsor.

Being and intended to be the same premises conveyed by Beatrice G. Lavelle to the grantors herein by deed dated July 27, 1951 and recorded in the Orange County Clerk's Office on July 28, 1951 in Liber 1203 of Deeds at page 182.

6006-7744

Between NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO,
husband and wife, both residing at (no number) Route 32, Vails Gate,
Town of New Windsor, County of Orange and State of New York,

parties of the first part, and

SUN OIL COMPANY, a New Jersey Corporation having its principal office at No. 1608 Walnut Street, Philadelphia, Pennsylvania,

party of the second part:

Witnesseth, that the parties of the first part, in consideration of TEN and 00/100
----- (\$10.00) ----- Dollars,
lawful money of the United States, and other good and valuable considerations,
paid by the party of the second part,
do hereby grant and release unto the party of the second part,
its successors and assigns forever,

All that certain lot or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

7422-0000
7744

BEGINNING at a point in the westerly line of Windsor Highway (Route 32) also known as Snake Hill Road, the said point being marked by a State Highway monument placed at a distance of 47.0 feet at right angles to survey base line station 22+95.0+ as shown and laid down on the maps of N.Y. State Highway #9033 filed in the office of the District Engineer of the State Department of Public Works at Poughkeepsie, N.Y., the said monument being at the point of tangency of a circular curve with radius of 25 feet rounding a corner of the triangular parcel hereby described which lies between North Road and the said Windsor Highway and runs thence from said point of beginning along the westerly line of Windsor Highway, as in possession, and as indicated by the said maps and survey records filed in the said State Engineer's office, an established bearing N 36° 04' 40" E 136.94 feet to a point at the southeasterly corner of the lands now or formerly of one Locognino, thence along said line N 76° 07' 30" W 149.10 feet to a point in range with the middle of a stone fence in the easterly line of North Road, thence along said line as in possession S 80° 15' 06" E 142.55 feet to a point marked by a State Highway monument set in the ground at the beginning of said curve rounding the road approach to Windsor Highway, thence along the arc of said curve with radius of 25 feet an arc distance of 53.75 feet more or less to the point or place of beginning.

Containing a superficial area of 12,845 square feet be the same more or less.

Subject to the zoning ordinances recently adopted by the Town of New Windsor.

Being and intended to be the same premises conveyed by Beatrice G. Lavelle to the grantors herein by deed dated July 27, 1951 and recorded in the Orange County Clerk's Office on July 28, 1951 in Liber 1203 of Deeds at page 182.

Together with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.



And said NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO covenant as follows:

First. That said NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO are seized of the said premises in fee simple and have good right to convey the same;



Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as aforesaid;



Fourth. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO will forever warrant the title to said premises.

Sixth. The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written

In the Presence of:



Nicholas F. Marcantonio (L.S.)
Nicholas F. Marcantonio
Charlotte I. Marcantonio (L.S.)
Charlotte I. Marcantonio



And said NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO
covenant as follows:

First. That said NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO
are seized of the said premises in fee simple and
have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as aforesaid;

Fourth. That the parties of the first part will execute or procure any further necessary
assurance of the title to said premises;

Fifth. That said NICHOLAS F. MARCANTONIO and CHARLOTTE I.
MARCANTONIO
will forever warrant the title to said premises.

Sixth. The grantor s, in compliance with Section 13 of the Lien Law, covenant as follows:
That they will receive the consideration for this conveyance and will hold the right to receive
such consideration as a trust fund to be applied first for the purpose of paying the cost of
the improvement, and that they will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their
hand and seal s the day and year first above written

In the Presence of:



Nicholas F. Marcantonio (L.S.)
Nicholas F. Marcantonio
Charlotte I. Marcantonio (L.S.)
Charlotte I. Marcantonio

State of New York,
County of ORANGE

ss.:

On the 5th day of May, nineteen hundred and
sixty-six before me personally came
NICHOLAS F. MARCANTONIO and CHARLOTTE I. MARCANTONIO, to me known
to be the individuals described in, and who executed, the foregoing instrument, and
acknowledged that they executed the same.

No Stamps affixed
[Signature]

[Signature]
Notary Public

MATTHEW E. DEVITT
Notary Public - State of New York
Qualified in Orange County
Commission Expires March 30, 1967

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Deed.

NICHOLAS F. MARCANTONIO and
CHARLOTTE I. MARCANTONIO

TO

SUN OIL COMPANY

Dated, May 5th 1966

R+R
WEINER AND LOER
178 Grand Street
Newburgh, N. Y.

Orange County Clerk's Office, s.s.
Recorded on the 9th day
of May 1966 at 11:32
o'clock A.M. in Liber 1742
Deeds at page 247
and Examined.

4-
LAW OFFICES OF
~~NEW YORK, NEW YORK AND NEW YORK~~
~~130 FULTON AVENUE~~
NEWBURGH, NEW YORK

LIBER 1742 PG. 949

R. E. [Signature] Clerk

January 28, 1994

Mr. Michael Babcock
Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Sun Oil Company - Tax Map No. 71-3-2, 362 Windsor
Highway, Route 32, New Windsor, New York.

Dear Mr. Babcock:

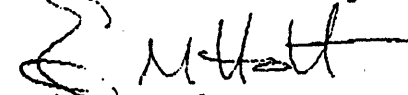
As per our telephone conversation of January 28, 1994, this letter is to confirm that Sun Oil Company is applying for a variance for the canopy at the above site and is withdrawing a variance request for signs.

Sun Oil Company is currently under a real estate contract to Steven Longo with an intended closing date in late February or early March 1994. When the closing takes place, Sun Oil Company will remove all signs referencing Sunoco as follows:

- One Identification Sign
- One Illuminated 3 Product Price Sign
- One Perimeter Pole Sign
- Two Sunoco Lettering and Logos on Canopy
- Two Directional Box Signs on Canopy Poles
- One Set Sunoco Building Letters
- One Set Custom Service Letters

I am intending on having all applications and submittals to the Town early next week so we can be on the February 14, 1994 hearing agenda. Please call me at (518) 371-7940 if you have any questions.

Very truly yours,
Environmental Design Partnership



Eric M. Holt, P.E.
Manager of Environmental Engineering

EMH/aw

c.c. Frank Daly

landscape architecture
environmental analysis
land use planning
land surveying
urban design
engineering

the environmental
design partnership

ROUTE 146, CLIFTON PARK, NEW YORK 12065 (518) 371-7621
28 MADISON AVENUE, RUTLAND, VERMONT 05701 (802) 775-3100

SUN OIL COMPANY

MR. NUGENT: Request for 65 ft. 6 in. front yard set back for canopy located on Route 32 in a C zone.

Mr. Frank Daley of Sun Oil and Eric Holt of Environmental Design Partnership appeared before the board for this proposal.

MR. BABCOCK: maybe I can clear up this real quick. I don't know whether your agenda says the same as mine. The requirements for the canopy setback as we just went through is 60 feet. This applicant is providing 47'6" and it should be a variance required of 55'6," not 65, that is a typo.

MS. BARNHART: Do you want to change it?

MR. BABCOCK: You can change it.

MR. HOLT: What we're seeing at this point is a variance on a canopy setback for a building permit that was issued in March of 1984 for a tank replacement and canopy construction which was accomplished by Ira Conklin from the Town of Newburgh. And there had not been a follow-up visit by the building inspector, Patrick Kennedy, I believe it was at that time for issuance of a C.O.. So what we're here for at this point is to address some of the questions that were raised by John McDonald as part of a fire inspection and discussions that we've had with Mike Babcock on the Town Attorney approximately a month ago. What we had is an existing Sunoco Station and building which was constructed in 1966 and '67 and had gone, had undergone a tank replacement request in March of '84. Basically everything that has transpired to date through 1984 had taken place in accordance with the plan that was submitted with the issued building permit. At this time, Sun Oil is in property transfer with Stephen Luongo and I believe could incidentally, I'm not exactly sure how McDonald came to do his inspections, there were a number of violations that were noted of which the lack of a C.O. was one of them. All the other items have been addressed to date and corrected

with the exception of replacement of one lock which is to be done within the next couple of days under Sunoco's maintenance program. And what we'd like to proceed with at this point is to get the variance to leave the canopy in place that has been there for approximately 11 1/2 years, I'm sorry, 9 1/2 years.

MR. LUCIA: If I can go back just a little bit on this there apparently were two prior variance applications, one in '67 at about the time it was built and at that point, just lot area and side yard variances were granted. Although I don't have particulars on those two dimensional bulk area variances and in 1991, there was an application to this board under our file number 19113 concerning a proposed then proposed reconstruction of the site and at that point, this board granted certain area variances. Those were lot area and lot width and denied front yard, side yard, building height, sign setback and sign area variances. Obviously, that proposal is not built out so that variance is now a moot point. My concern, however, is that I think a lot of issues that were treated on that variance application probably still exist on the site such as with respect to the sign area, sign setback and a number of other things and probably they ought to be included in this variance application.

MR. HOLT: Well, the building as it stands right now as we understand it, is not up for variance consideration since it was pre-existing.

MR. LUCIA: But there's signage on the canopy.

MR. HOLT: There's signage.

MR. TORLEY: My recollection they were asking for a freestanding sign which was turned down.

MR. LUCIA: Also the freestanding sign setbacks probably are going to apply cause I believe they probably came about or were worsened by virtue of some reconstruction in that intersection by the state so I think you may want to go back and look at your plans to see since you're coming here anyone doesn't cost any more to apply for 5 instead of one to make sure you're

dotting all your i's and crossing your t's. Many of the same issues may recur at this point.

MR. TANNER: They lost quite a bit of land when they made that.

MR. HOLT: So the question is regarding the signage and the canopy.

MR. LUCIA: Yeah, the building itself has been there since '67.

MR. HOLT: Yes, that is unmodified since that time.

MR. LUCIA: It appears there were lot area and side yard variances so I assume those were okay. The only thing you might want to check is whether or not that taking goes back far enough to effect side yard on the building, if so why not include it since you're here anyway.

MR. HOGAN: Once again, was it '82?

MR. HOLT: March of '84.

MR. HOGAN: You applied for a building permit?

MR. HOLT: Yes.

MR. HOGAN: What was the building permit for then?

MR. HOLT: Replacement of underground storage tanks and construction of the canopy and the island system.

MR. LUCIA: Another thing might be inherent is canopy height given the rather brief setback I think you'll probably have a short canopy so you probably have to apply for a height variance on the canopy.

MR. HOLT: The two diagrams, the top one is the diagram submitted with the building application in '84, which designated four foot three inch setback and then Vince Doce from the Town of Newburgh just surveyed this in October and there was the as-built setback was four feet six inches.

MR. LUCIA: We'll go with whatever numbers you want if you are confident with that, we'll use that as a dimension.

MR. TORLEY: Do you recall when this came up back in '91, why weren't we apprised of the canopy situation at that time?

MR. BABCOCK: In 1991, they were tearing down the entire site and rebuilding it.

MR. TORLEY: Everything was going to go so it didn't matter what was there at the time.

MR. BABCOCK: Exactly.

MR. LUCIA: Other thing that tipped the bounds I think they were trying to double the number of pumps that was one of the board's difficulties on that one.

MR. TORLEY: So, in turning down those variances, we weren't apprised that the existing structure was out of compliance.

MR. BABCOCK: No, the existing structure.

MR. LUCIA: Since they are planning on demolishing it, it wasn't addressed.

MR. HOGAN: Was 1984, did they look at canopies differently in the state?

MR. BABCOCK: Apparently they got a building permit for it.

MR. HOGAN: In terms of decks at one point, decks were not considered in the setback. Were canopies at one point considered?

MR. BABCOCK: I don't know what they were considered back then to be honest with you.

MR. NUGENT: I was on the board and I don't recall us addressing a canopy.

MR. BABCOCK: No, you addressed in 1966, February 21, 1966, according to My records which are handwritten here there was a variance granted for the gas station itself, there's a C.O. on that gas station, too. And the building permit 2402 was issued March 1st of '84 and there's no indication that a variance was granted.

MR. TORLEY: Or sought.

MR. BABCOCK: Right.

MR. NUGENT: If there's going to be a transfer of this property, the bank is going to require all these variances anyway.

MR. DALEY: Bank is going to require Certificate of Occupancy.

MR. NUGENT: Any further questions by the board? If not, I'll accept a motion for public hearing.

MR. TANNER: Make a motion we set Sun Oil Company up for a public hearing.

MR. TORLEY: Second it.

ROLL CALL

MR. TANNER	AYE
MR. LANGANKE	AYE
MR. HOGAN	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MS. BARNHART: Am I going to get something new?

MR. BABCOCK: We need the height of the canopy and we're going to need the square footage of the signs.

MR. DALEY: I did the sign and the sign and the canopy or just the canopy?

MR. BABCOCK: Wall signs if there is any on the

November 22, 1993

37

building, we might as well cover them and also the freestanding sign with the setbacks and the height of that storage of the freestanding sign, the height of it and the setback and then I'll send a new denial to Pat.

MR. LUCIA: First step is to get those numbers to Mike because this is an appeals board. We need his denial before you can do anything here. Then Pat will give you an application and fill that out and return it. I'll give you a copy of Section 267B of the Town Law. I put an arrow in the margin opposite the section that relates to this board's proof requirements on any area variances so those apply to any and all of the area variances you'll apply for so when you come back be prepared to speak to those 5 items. When you return the application, we need two checks, one for \$150 application fee and second for \$482 deposit against Town consultant review fees and various disbursements the board has in handling your application. I'd like to see a copy of the deed for the property, title policy which you may have in the file and some photographs of the site also, please.

MR. DALEY: Thank you.

9/93



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(371)

November 18, 1993

Sun Company Inc.
Ten Penn Center
1801 Market Street
Philadelphia, PA 19103
Attn: Real Estate Dept.

Re: Tax Map Parcel # 71-3-2

Dear Sirs:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00. Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

Leslie Cook (signature)

LESLIE COOK
Sole Assessor

LC/cp
Attachments
cc: Pat Barnhart

Schmidt, Carina A.
323 Old Forge Hill Road
New Windsor, NY 12553

Diaz, Rafael & Dolores
53 Vails Gate Heights Drive
New Windsor, NY 12553

Asmann, Ulrich & Linda
99 Montgomery St.
Newburgh, NY 12550

Scheiner, Isaac & Sally
17 Marion Drive
Newburgh, NY 12550

Isaacs, Christopher A. &
Jackson, Sandra
59 Vails Gate Heights Drive
New Windsor, NY 12553

Herring, David & Edith
61 Vails Gate Heights Drive
New Windsor, NY 12553

Martini, Peter & Lucy
PO Box 331
Vails Gate, NY 12584

Blooming Grove Operating Co. Inc.
PO Box 188
Washingtonville, NY 10992

Reed, Barbara
65 Vails Gate Heights Drive
New Windsor, NY 12553

Yelin, Bella
50 Parker Avenue
New City, NY 10956

Dugan, Dennis P.
69 Vails Gate Heights Drive
New Windsor, NY 12553

Christianson, Alton D. & Theresa
327 Old Forge Hill Road
New Windsor, NY 12553

Ware, Jerline & Zelda
329 Forge Hill Road
New Windsor, NY 12553

Mihalco, Emil Jr. &
Sopiel, Bernice
54 Knox Village
New Windsor, NY 12553

Bila Partners
158 North Main Street
Florida, NY 10921

Kass, Frederick J. &
Madison, Samuel & Audrey
367 Windsor Highway
New Windsor, NY 12553

Kroposki, Henry & Walter
PO Box 731
Monroe, NY 10950

Vails Gate Elementary School
98 Grand Street
Newburgh, NY 12553

Mylonas, Dimitrios & Pope
c/o New Windsor Coach
351 Windsor Highway
New Windsor, NY 12553

Digregorio, Lawrence P. &
Robertson, Claudette
54 Continental Drive
New Windsor, NY 12553

Hilton, Frank & Daisy Lee
PO Box 193
Vails Gate, NY 12584

Stafford, William F. & Elizabeth A.
58 Continental Drive
New Windsor, NY 12553

Storey, Richard F. & Diane M.
422L Bailey Loop
West Point, NY 10996

Cohen, Richard M. &
Dorsey, Jeryl A.
62 Continental Drive
New Windsor, NY 12553

Crook, Richard J. & Jeannie M.
64 Continental Drive
New Windsor, NY 12553

Rohan, John F. & Mary V.
66 Continental Drive
New Windsor, NY 12553

Bakker, Berend & Margaret R.
68 Continental Drive
New Windsor, NY 12553

Forge Hill Management Associates
c/o Tower Management
680 Kinderkamack Road
River Edge, NJ 07661

STP/JMK Properties Inc
298 Forge Hill Road
New Windsor, NY 12553

Andriuolo, Carmine
363 Windsor Highway
New Windsor, NY 12553

Adams, Harold J (Estate of)
c/o Robert J. Adams
1515 Arapahoe St., T-3-1100
Denver, CO 80202

Vitolo, Vittorio & Lucy
23 Marie Lane
Middletown, NY 10940

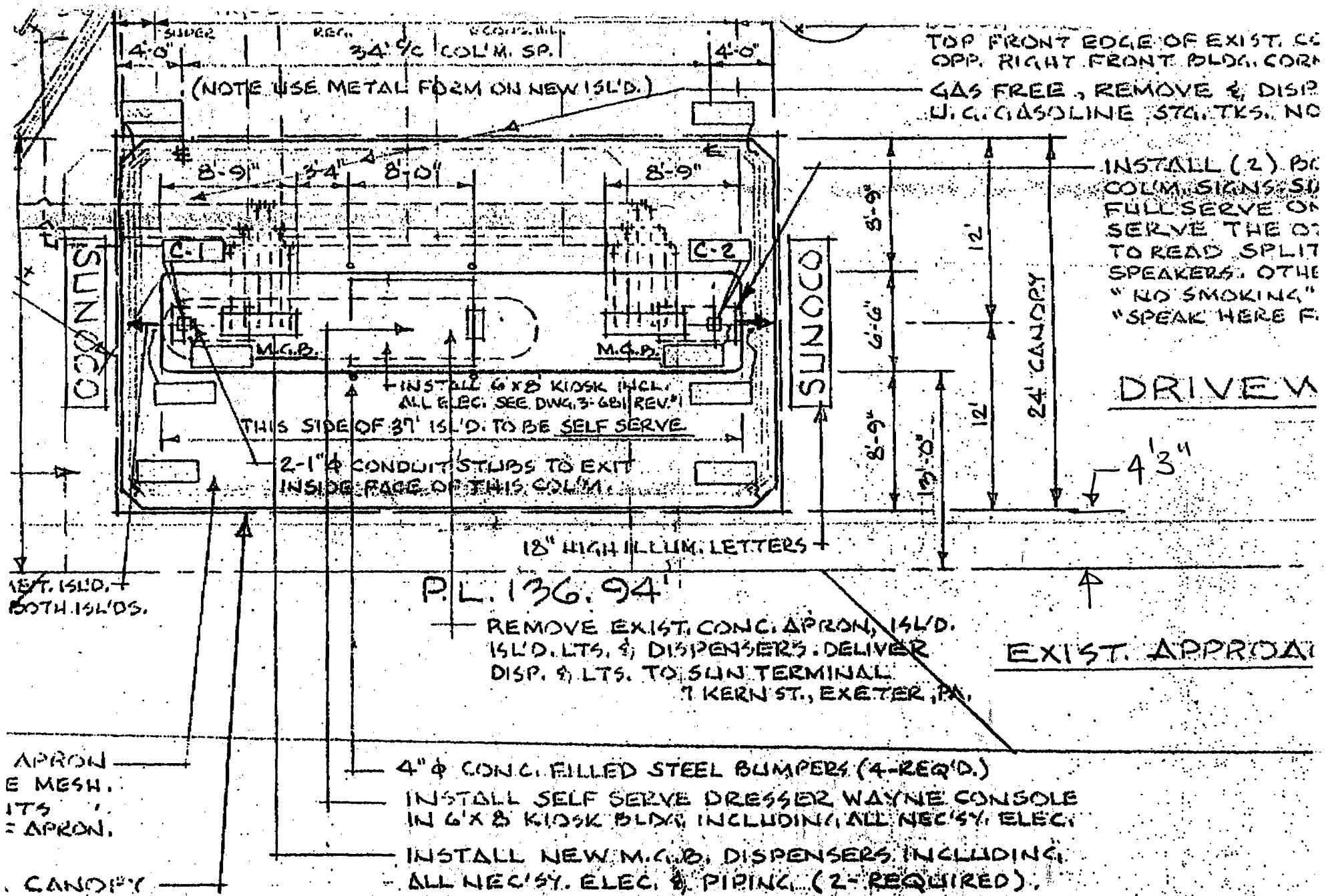
Cicchetti, O. Edward
8 Baltsas Road
Newburgh, NY 12550

Vitola, Reziero
137 Mill Street
Wallkill, NY 12589

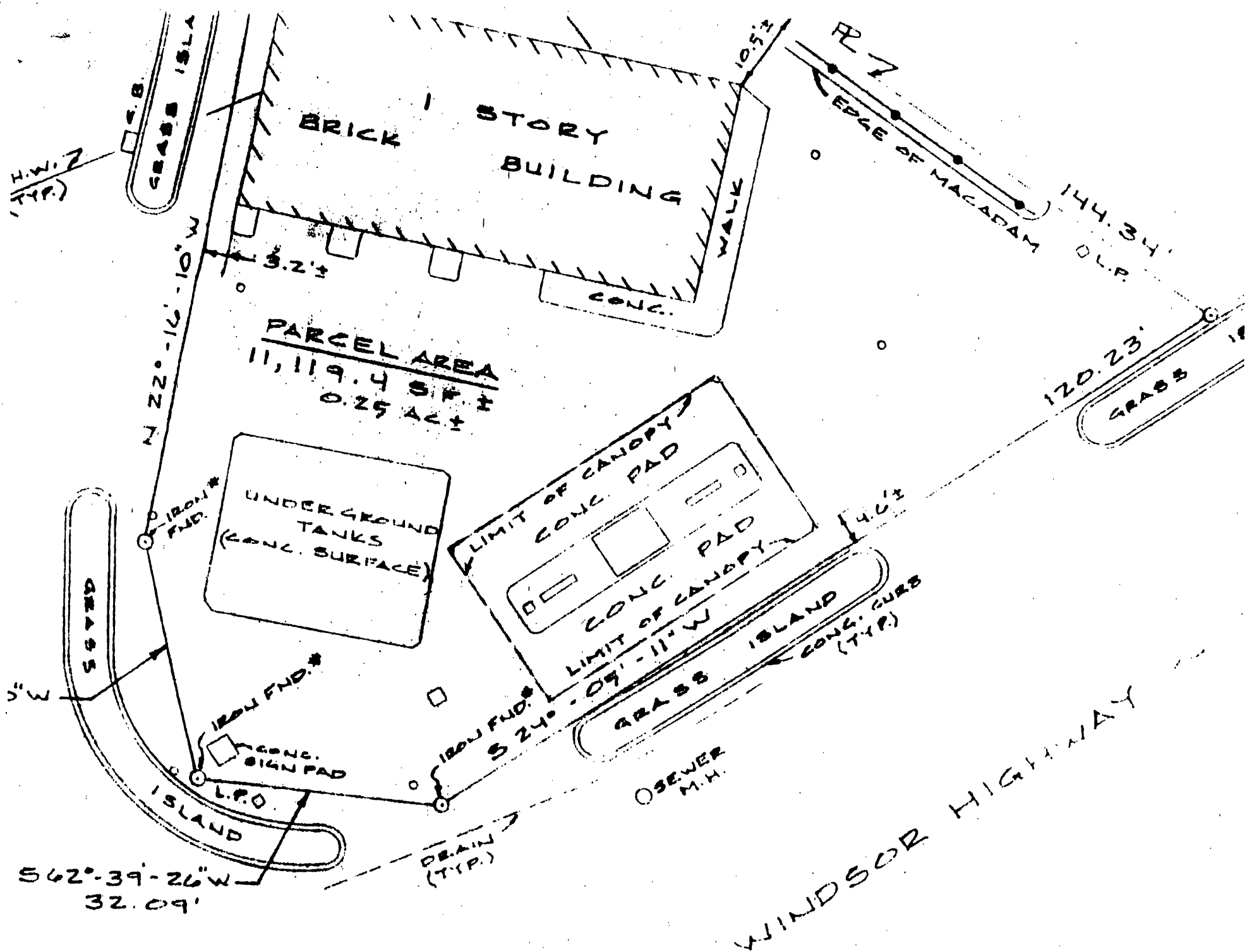
Bank of New York
Property Management, Attn: P. Culas
48 Wall St.- 24th Floor
New York, NY 10286

Reyes, Saturnino & Genovena
51 Continental Drive
New Windsor, NY 12553

Kemp, Marie
49 Continental Drive
New Windsor, NY 12553



R HIGHWAY - ROUTE NO. 32



~~OFFICE OF THE BUILDING INSPECTOR TOWN OF NEW WINDSOR~~
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF CERTIFICATE OF OCCUPANCY APPLICATION

DATE: OCTOBER 27, 1993

APPLICANT: SUN OIL COMPANY

45 RIVER ROAD

NEW WINDSOR, N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR AFFIDAVIT DATED _____

FOR (CERTIFICATE OF OCCUPANCY) _____

LOCATED AT NEW WINDSOR, CORNER OF ROUTE 32 AND ~~Forge~~ HILL ROAD

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 71 BLOCK: 3 LOT: 2

UNDER BUILDING PERMIT 2402 THAT WAS ISSUED ON MARCH 1, 1984

FOR REPLACEMENT OF UNDER GROUND TANKS AND BUILD CANOPY OVER

FUEL PUMPS.

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

REQUIRED FRONAT YAR SET BACK FOR A CANOPY IS 60ft. THEY ARE

PROVIDING 4ft. 6in. THEY WILL REQUIRE A VARIANCE OF ⁵⁵ft. 6in.


BUILDING INSPECTOR

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF
APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

No 2402

(65-2-11)

March 1, 1984

BUILDING PERMIT

FEE: \$75.00

A permit is hereby given by the Zoning Officer of the Town of New Windsor, Orange County, N. Y., for building as described:

Owner's Name Sun Oil Co.

Address 45 River Road, New Windsor, N.Y.

Architect's Name CUNCI

Address

Builder's Name Camer

Address

Location of Building N.W. Cor. Rte 32 and Forge Hill Rd.

Material Fiberglass Tank Metal Canopy Number of Stories Number of Families

Dimensions of Building Dimensions of Lot

Use of Building Auto Service Station Number of Bedrooms

Number of Toilets Number of Baths

Heating Plant.....

I am familiar with the Zoning Ordinance of the Town of New Windsor.

Remarks: Replace old underground Tanks and build
Canopy over fuel pumps

Signature of Applicant Sun Oil Co

Approximate Cost \$ 20,000 Per Permit (\$900)

Action of -

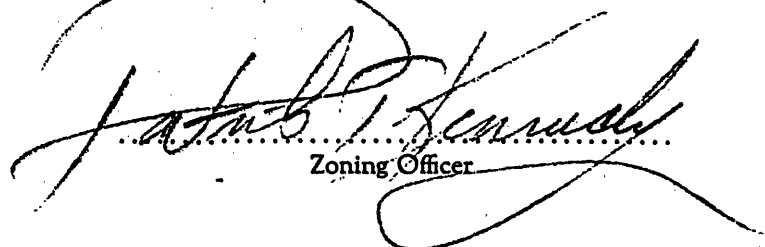
Planning Board 2-29-84

Highway

Water

Sewer

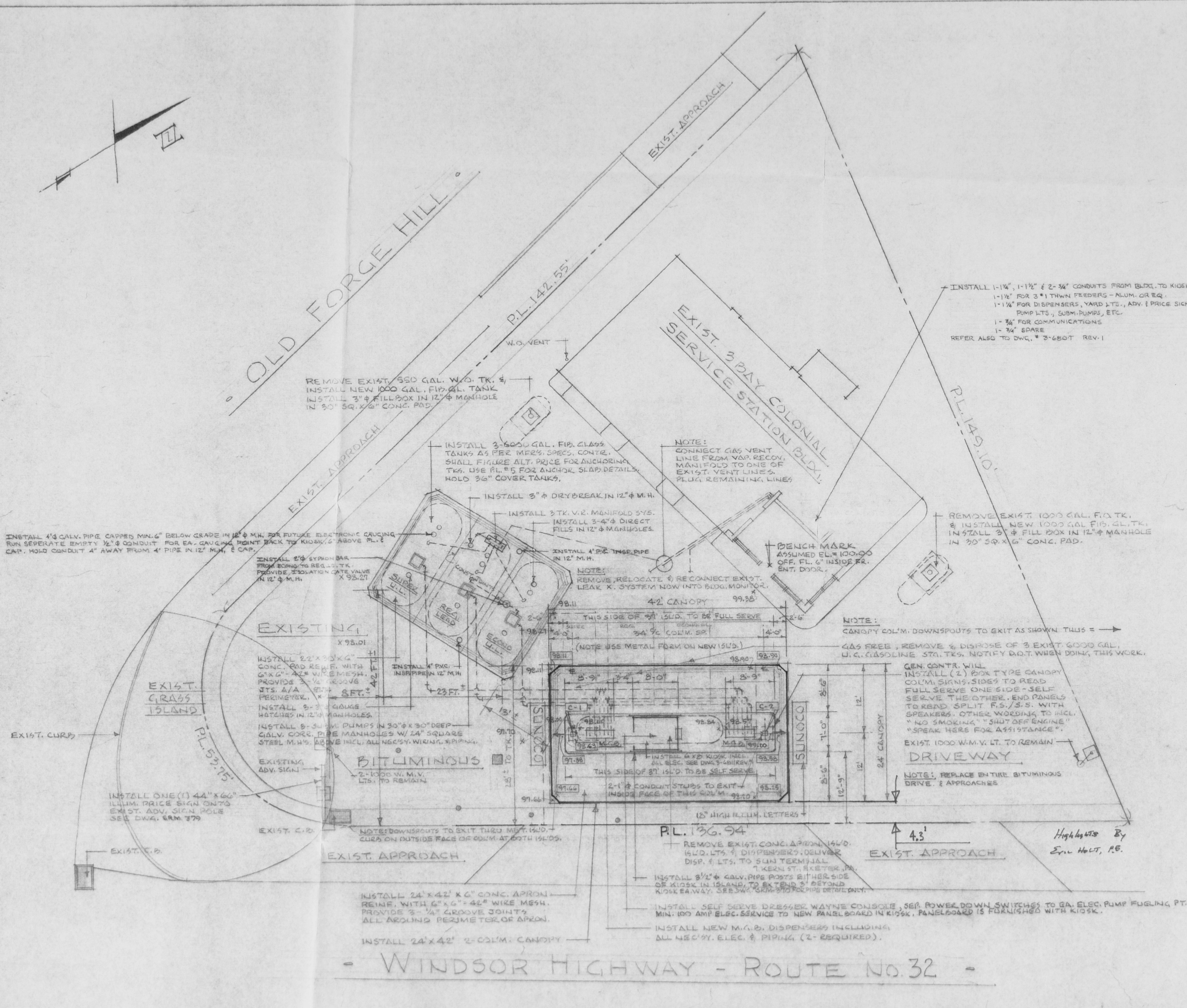
Zoning Board of Appeals


Zoning Officer

IMPORTANT

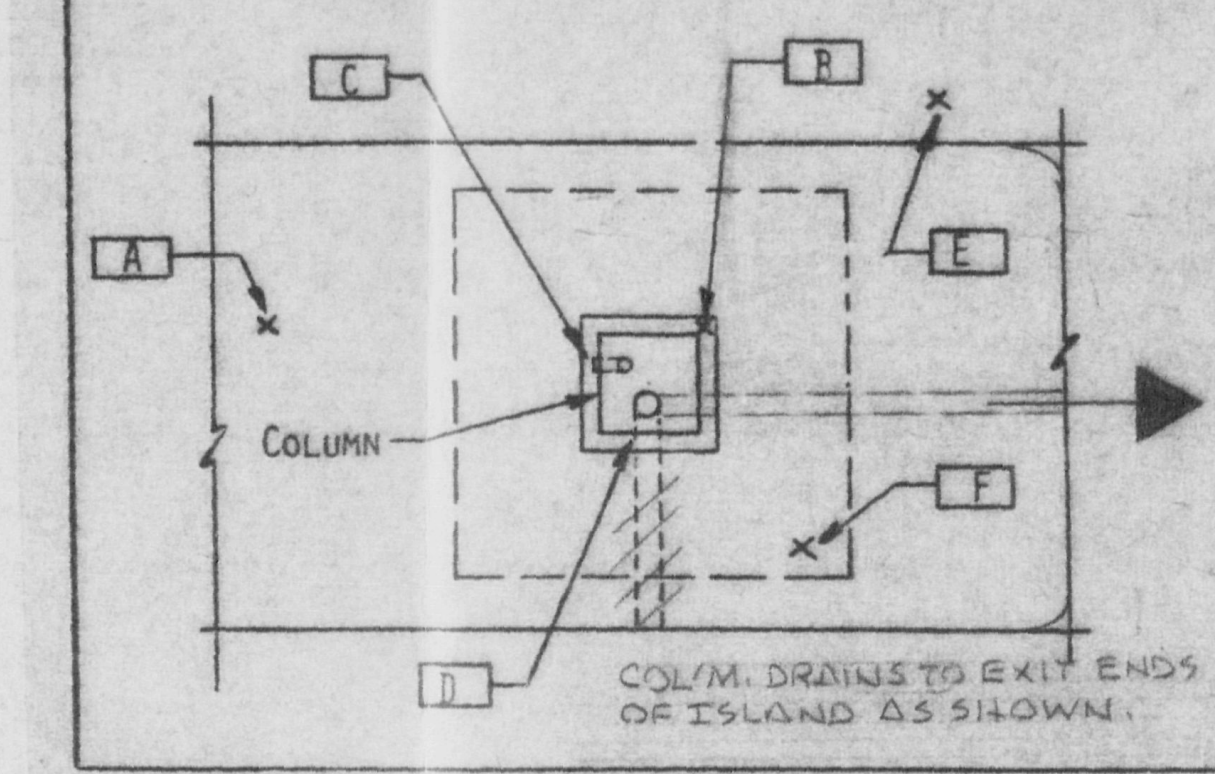
A permit under which no work is commenced within 6 months after issuance shall expire by limitation and a new permit shall be secured before work is started.

It is the responsibility of the owner and/or the contractor to comply with all applicable township ordinances and to call for the required inspections one day in advance.



SALES DEPARTMENT APPROVAL
 SIGNED: _____
 DATE: _____

COLUMN NUMBER	COLUMN GRADE SCHEDULE					
	A	B	C	D	E	F
C-1	98.05	94.95		95.46	97.85	96.88
C-2	99.00	94.95	98.00	98.88	98.55	97.55
C-3						
C-4						
C-5						
C-6						
C-7						
C-8						



REFERENCE DRAWINGS:

TYPICAL TANK SYMPHON DETAIL	SRM. 415
WIRING DIA. FOR DRESSER WAYNE CHASSIS	3-666
REMOVE 215	
4'x8' KIOSK - DEC. PLAN DETAILS (W/NEW TKS.)	3-680T REV. 1
KIOSK ELEC. PLAN, ELEC. DETAILS	3-681 REV. 2
SERV. STA. EXTERIOR CONC. DETAILS	4-617-B REV. 2
FIBERGLASS TANKS & DETAILS	3-411
STD. PIPING DETAILS SHEET #1	3-410
STD. PIPING DETAILS SHEET #2	3-410
TANK ANCHORING DETAIL	PL #5
ILLUM. 44'x66' PRICE SIGN	SRM. 379
DETAIL OF FOUND. FOR KIOSK C5'x7' ON EXT. ISLAND	SRM. 370 REV. 3

2	6/5/84	JAG	UPDATED EQT. NOTES (REF. DWGS. TO CURRENT STOS)
1	7/5/83	JMCA	ADD GRADES & ADD L.W. NOTES/SUBMITTING WORK
REV.	DATE	BY	DESCRIPTION (1144 MAG)
PLAN OF EXIST. "SUNOCO" GASOLINE SERV. STA. 4. SHOWING INST'N. OF 6'x6'x9' SELF-FULL SERVE PUMP (15' D) 3-6023 GAL. FIB. GL. TKS., 24'x42' 2-COLM. CANOPY & NEW M.G.B. DISPENSERS.			
362 WINDSOR HWY. RTE #32, NEWBURGH, N.Y.			
DATE	10-27-82	DRAWING NUMBER	REV. NO.
SCALE	1" = 3 FT		
OWN. BY	J.M.G.		2

1-PS186-17.5 A-65 B45

Submitted Drawing
 For Building Permit #2402

6-7744

